



## Addendum No. 1

Project: **Smith Building Renovation**  
**Spindletop Center**

Date: **June 14, 2022**

All bidders are herewith notified of the following additions, deletions, changes or clarifications to the drawings dated June 13, 2022 and shall be acknowledged as received on the proposal.

1. Include attached roofing sheets in bid package:  
Sheet R1.01, R2.0, R5.01, R5.02

End of Addendum # 1



Date: June 14, 2022

# GENERAL NOTES: ROOF REPLACEMENT

- 1 ALL DIMENSIONS, EQUIPMENT, AND PENETRATION LOCATIONS PRESENTED ON THE DRAWINGS ARE CONSIDERED APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS.
- 2 DETAILS ARE DESIGNATED AT REPRESENTATIVE LOCATIONS. EACH LOCATION AND SIMILAR CONDITIONS ARE TO BE TREATED ACCORDINGLY.  
  
TYPICAL DETAIL DESIGNATION: 

1	DETAIL NUMBER
RP1	SHEET NUMBER
- 3 UNLESS INDICATED BY THE TERM "EXISTING", ITEMS PRESENTED ON DETAIL DRAWINGS ARE CONSIDERED TO BE NEW AND FURNISHED BY CONTRACTOR.
- 4 TYPICAL EXISTING ROOF CONSTRUCTION ENCOUNTERED AT PCI CORE LOCATIONS IS AS FOLLOWS:  
GRAVEL SURFACED BUILT-UP ROOF ROOF MEMBRANE OVER PERLITE INSULATION OVER STRUCTURAL CONCRETE DECK.
- 5 REMOVE EXISTING ROOF, INSULATION, FLASHING, AND SHEET METAL DOWN TO THE EXISTING CONCRETE METAL DECK.
- 6 TYPICAL NEW ROOF CONSTRUCTION IS AS FOLLOWS:  
POLYISOCYANURATE INSULATION COMPLYING WITH IBC SECTION 1508 AND TABLE 1508.2; TO ACHIEVE MINIMUM TOTAL R-VALUE OF 25; TWO LAYERS OF 2.2-INCH (4.4-INCHES TOTAL) POLYISOCYANURATE ADHERED WITH FOAM ADHESIVE TO EXISTING STRUCTURAL CONCRETE, SUBSEQUENT LAYERS OF TAPERED POLYISOCYANURATE INSULATION AND COVERBOARD ADHERED WITH FOAM ADHESIVE, AND A THERMOPLASTIC SINGLE-PLY MEMBRANE COMPLYING WITH IBC SECTION 1507.11; SECTION 1505.2: CLASS "A" FIRE CLASSIFICATION AND 2015 IECC TABLE C402.3 TO HAVE MINIMUM 3-YEAR AGED SOLAR REFLECTANCE OF 0.55 AS TESTED PER ASTM C1549; E903; E1175; OR E1918 AND A MINIMUM 3-YEAR AGED THERMAL EMITTANCE OF 0.75 AS TESTED PER ASTM C835; C1371, OR E408; OR A 3-YEAR AGED SOLAR REFLECTIVE INDEX OF 0.65 AS DETERMINED IN ACCORDANCE WITH ASTM E1980.
- 7 PROVIDE PREFORMED MEMBRANE BOOT FLASHING FOR CIRCULAR ROOF PENETRATIONS, AND, LIQUID FLASHING SYSTEM FOR ANGLES, LIGHTS, STAIR/LADDER, SUPPORTS & OTHER SIMILAR PENETRATIONS THROUGH THE ROOF SYSTEM.
- 8 INSTALL WALK PADS AT ROOF ACCESS POINTS, AROUND SERVICEABLE EQUIPMENT, AND AT OTHER HIGHLY TRAFFICKED AREAS.
- 9 PROVIDE NEW PRESSURE TREATED "KDAT" WOOD BLOCKING/NAILERS AS DESIGNATED ON DRAWINGS. BLOCKING/NAILERS, &/OR COMBINATION WITH PLYWOOD/OSB SHEATHING TO MATCH THICKNESS OF INSULATION AT RESPECTIVE LOCATIONS, AND WIDTH TO EXTEND BEYOND EDGE OF METAL FLANGE (MIN. 1-INCH) WHERE APPLICABLE.
- 10 AT DESIGNATED PARAPET WALL LOCATIONS, AND AS REQUIRED TO ACHIEVE PROPER FLASHING HEIGHTS; PROVIDE NEW PRESSURE TREATED "KDAT" WOOD BLOCKING/NAILERS, &/OR COMBINATION WITH PLYWOOD/OSB SHEATHING TO CREATE 1"/FT SLOPE TO INSIDE EDGE OF COPING.
- 11 AT ROOF DRAINS SECURE CLAMP RINGS WITH STAINLESS STEEL BOLTS, WASHERS, NUTS; AND PAINT CLAMP RINGS AND STRAINERS; REPLACE BROKEN COMPONENTS; WATER TEST ROOF DRAINS AND REPLACE ASSEMBLIES THAT ARE NOT WATER TIGHT.

- 12 INSTALL NEW ROOF SYSTEM TESTED IN ACCORDANCE WITH FM 4470/4474 TO MEET SPECIFIED WIND UPLIFT PRESSURES AS FOLLOWS:

ASCE 7-10 WIND UPLIFT PRESSURES	WIND SPEED: 145MPH EXPOSURE: B
EAVE HEIGHT UNDER 30FT	BUILDING CATEGORY: ENCLOSED RISK CATEGORY III/V SAFETY FACTOR: 2
FIELD	45.0 PSF
PERIMETER (10' WIDE)	75.0 PSF
CORNER 10'X10'	112.5 PSF

- 13 PROVIDE AND INSTALL TAPERED INSULATION TO CREATE SUMPS AROUND ROOF DRAINS, AT SCUPPERS, AND ALONG GUTTERS.
- 14 APPLICABLE CODES 2012 IBC, ASHRAE 90.1-2013.
- 15 COOL ROOF GUIDELINES, SECTION 502.5-2015 IECC.
- 16 SITE AND WORK AREAS SHALL BE CLEANED ON A DAILY BASIS AND MATERIALS/EQUIPMENT SECURED AT THE END OF EACH WORK DAY.
- 17 PROTECT BUILDING EXTERIOR AND GROUNDS INCLUDING SURFACES, GRASS, PLANTS, TREES, SHRUBS, AND OTHER LANDSCAPING, AND RETURN THE SITE AND ANY DAMAGED ITEMS TO ORIGINAL OR BETTER CONDITION. ANY SURFACES STAINED, MARRED, OR DAMAGED BY THE WORK SHALL BE RETURNED TO ORIGINAL OR BETTER CONDITION AND MATCH ADJACENT SURFACES.
- 18 AT DESIGNATED RISE WALL LOCATIONS, AND AS REQUIRED TO ACHIEVE PROPER FLASHING HEIGHTS. REMOVE/RETAIN EXISTING MASONRY (REPLACE AND MATCH WHERE NECESSARY); INSTALL NEW STAINLESS STEEL SHEET METAL THROUGH-WALL FLASHING AND FLEXIBLE FLASHING; REINSTALL MASONRY TO ACHIEVE PROPER FLASHING HEIGHTS FOR NEW ROOF.
- 19 REMOVE ABANDONED EQUIPMENT, CURBS, PENETRATIONS, PADS, AND/OR OTHER ITEMS ON ROOF AND REPAIR DECK OR OPENING TO RECEIVE NEW ROOF.
- 20 REPLACE EXISTING SHEET METAL EDGE FLASHING AND INSTALL NEW PRE MANUFACTURED OR SHOP-FABRICATED ASSEMBLIES TO COMPLY WITH ANSI/SPRI ES-1; RE-1; RE-2; AND RE-3 TEST STANDARDS TO MEET 145 PSF HORIZONTAL AND 300 PSF VERTICAL LOADS.
- 21 ROOFING WORK TO BE COORDINATED WITH MEP WORK ASSOCIATED WITH INSTALLATION OF NEW ROOF-TOP EQUIPMENT, UTILITIES, SUPPORTS, ETC. AND PROVIDE APPLICABLE FLASHINGS, PROTECTION PADS, WALK PADS. RELATED ACCESSORIES AT RESPECTIVE LOCATIONS.



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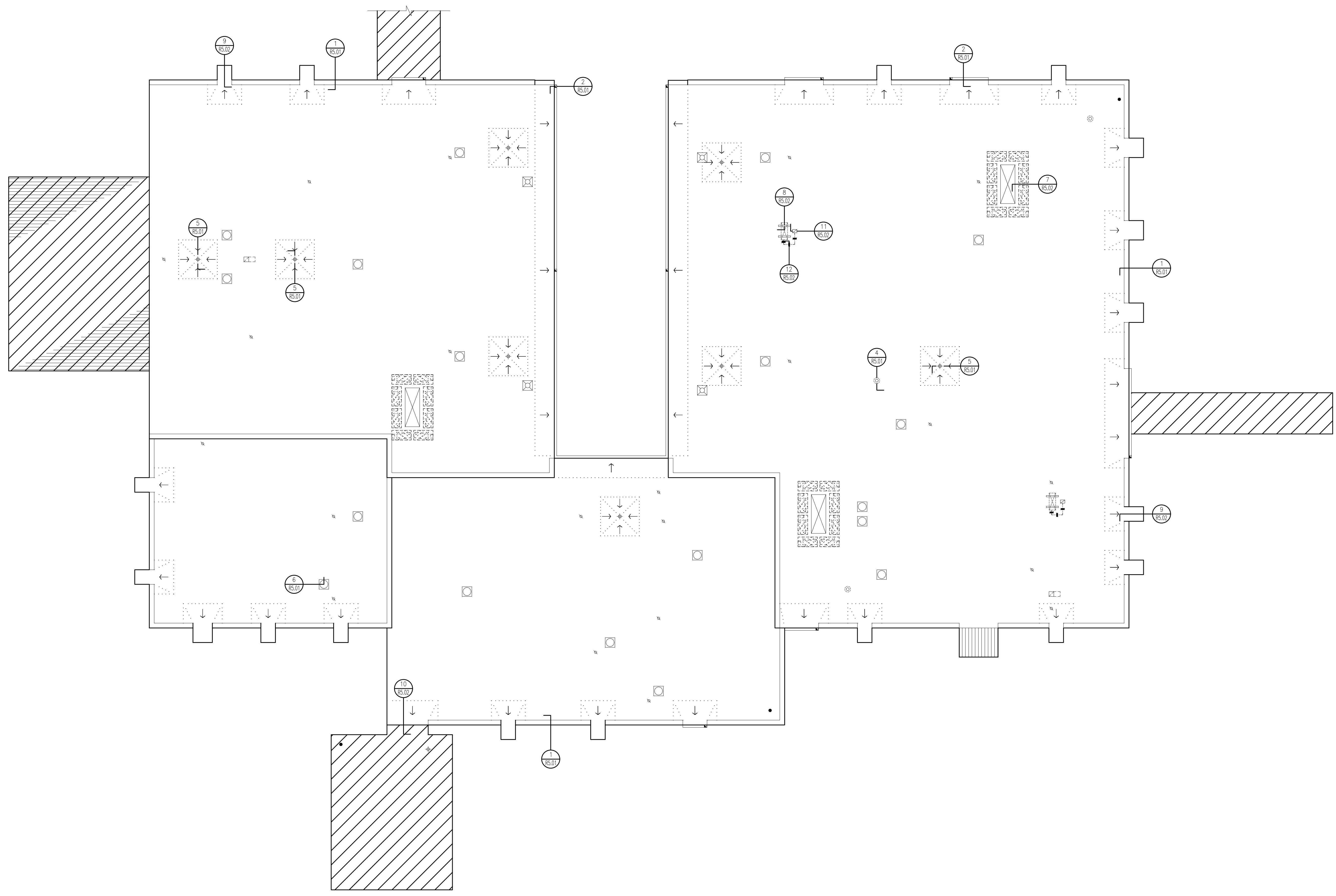
SMITH BUILDING RENOVATION  
SPINDLETOP CENTER  
655 S. 8TH STREET  
BEAUMONT, TX 77701

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BIDS & CONSTRUCTION	<input checked="" type="checkbox"/>	
DATE:	09/27/22	
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DATE:		

DRAWINGS SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**R1.01**  
21032  
PROJECT NUMBER

SAVED GREEN  
 PLOT GREEN  
 PLOT DATE: 6/30/22 2:17 PM  
 SHEET SIZE: 1/8x14



**LEGEND**

○ OVERFLOW DRAIN	⊕ PLUMBING VENT
⊕ ROOF DRAIN	⊕ HEAT EXHAUST
⊕ WALL DRAIN	⊕ CURBED HEAT EXHAUST
⊕ SUMPED DRAIN	⊕ CURBED VENT
⊕ POWER VENT	⊕ GRAVITY VENT
⊕ CURBED VENT STACK	⊕ GRAVITY VENT
⊕ CURBED TURBINE VENT	⊕ TURBINE VENT
⊕ ABANDONED PENETRATION	⊕ MOISTURE RELIEF VENT
⊕ PIPING ON HANGERS	⊕ PITCH PAN
⊕ PIPING ON SUPPORTS	⊕ ROUND PENETRATION
⊕ PIPING ON CURBS	⊕ GOOSENECK PENETRATION
⊕ CONDENSATION DRAIN LINE	⊕ TIE-BACK
⊕ ELECTRICAL CONDUIT	⊕ DW
⊕ GAS LINE	⊕ PIPE BOX
⊕ MECHANICAL SCREEN	⊕ LIGHT
⊕ CHILL / HOT WATER	⊕ EXPANSION JOINT
⊕ AIR TERMINAL	⊕ ROOF-TO-WALL EXPANSION JOINT
⊕ THROUGH-ROOF CONNECTION	⊕ METAL EDGE
⊕ ELECTRIC BOX/PANEL	⊕ DOWNSPOUT AND GUTTER
⊕ DUCT PENETRATION	⊕ PARAPET
⊕ EQUIPMENT CURB	⊕ THROUGH-WALL SCUPPER
⊕ VENT / INTAKE	⊕ THROUGH-EDGE SCUPPER
⊕ GRAVITY VENT	⊕ SCUPPER WITH COLLECTOR HEAD
⊕ EQUIPMENT ON SUPPORTS	⊕ WALL THICKNESS INDICATOR
⊕ EQUIPMENT ON PITCH PANS	⊕ WALL HEIGHT INDICATOR
⊕ EQUIPMENT ON SLEEPERS	⊕ SPLASHBLOCK
⊕ EQUIPMENT ON CURBS	⊕ CURBED DUCT PENETRATION
⊕ SURVEILLANCE CAMERA	⊕ DUCT ON SUPPORTS
⊕ ROOF-MOUNTED LADDER	⊕ DUCT ON CURBS
⊕ CAGED LADDER	⊕ DUCT ON STEEL
⊕ WALL-MOUNTED LADDER	⊕ ROOF HATCH
⊕ WALKPAD	⊕ SMOKE HATCH
⊕ DOOR ACCESS	⊕ SKYLIGHT
⊕ SHINGLE ROOF	⊕ STRUCTURAL SKYLIGHT
⊕ ANTENNA	⊕ STRUCTURAL SKYLIGHT
⊕ AREA IDENTIFICATION	⊕ CHIMNEY
⊕ CORE LOCATION	⊕ ROUND GOOSENECK
⊕ LEAK LOCATION	⊕ SQUARE GOOSENECK
⊕ INFRARED I.D.	⊕ RISE-WALL
⊕ TEST LOCATION	⊕ GUY WIRE ANCHOR
⊕ PHOTO LOCATION	⊕ TILE ROOF
⊕ PROBE LOCATION	⊕ METAL ROOF
⊕ SUSPECTED WET AREA	⊕ COLUMN

**ROOF PLAN: SMITH BUILDING**  
 SCALE: 1"=10'-0"(24"x36")

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**KARL A. SCHAACK**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 70234  
 State of Texas  
 Exp. 08/17/22  
 F-3814

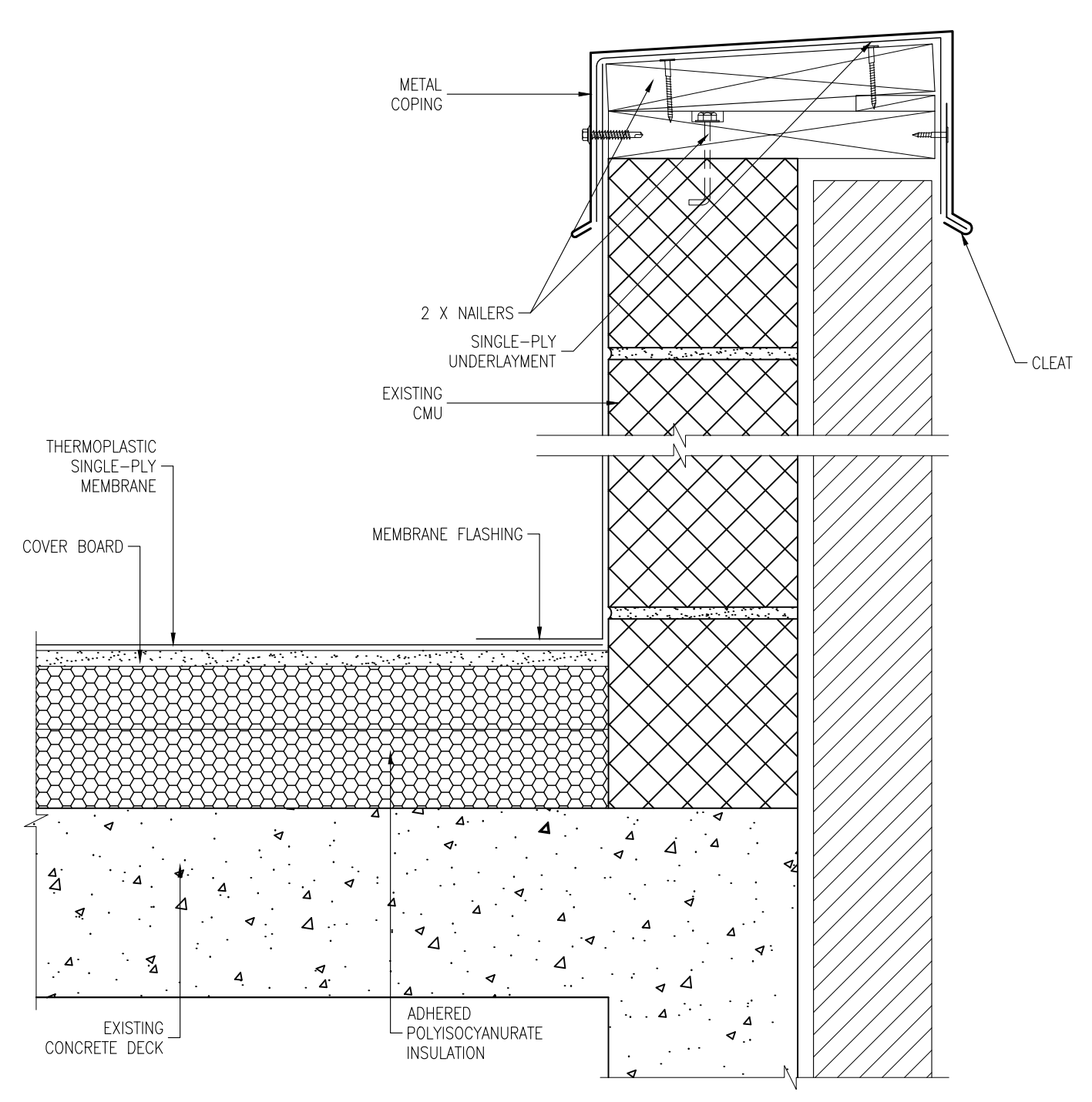
**SMITH BUILDING RENOVATION**  
**SPINDLETOP CENTER**  
 655 S. 8TH STREET  
 BEAUMONT, TX 77701

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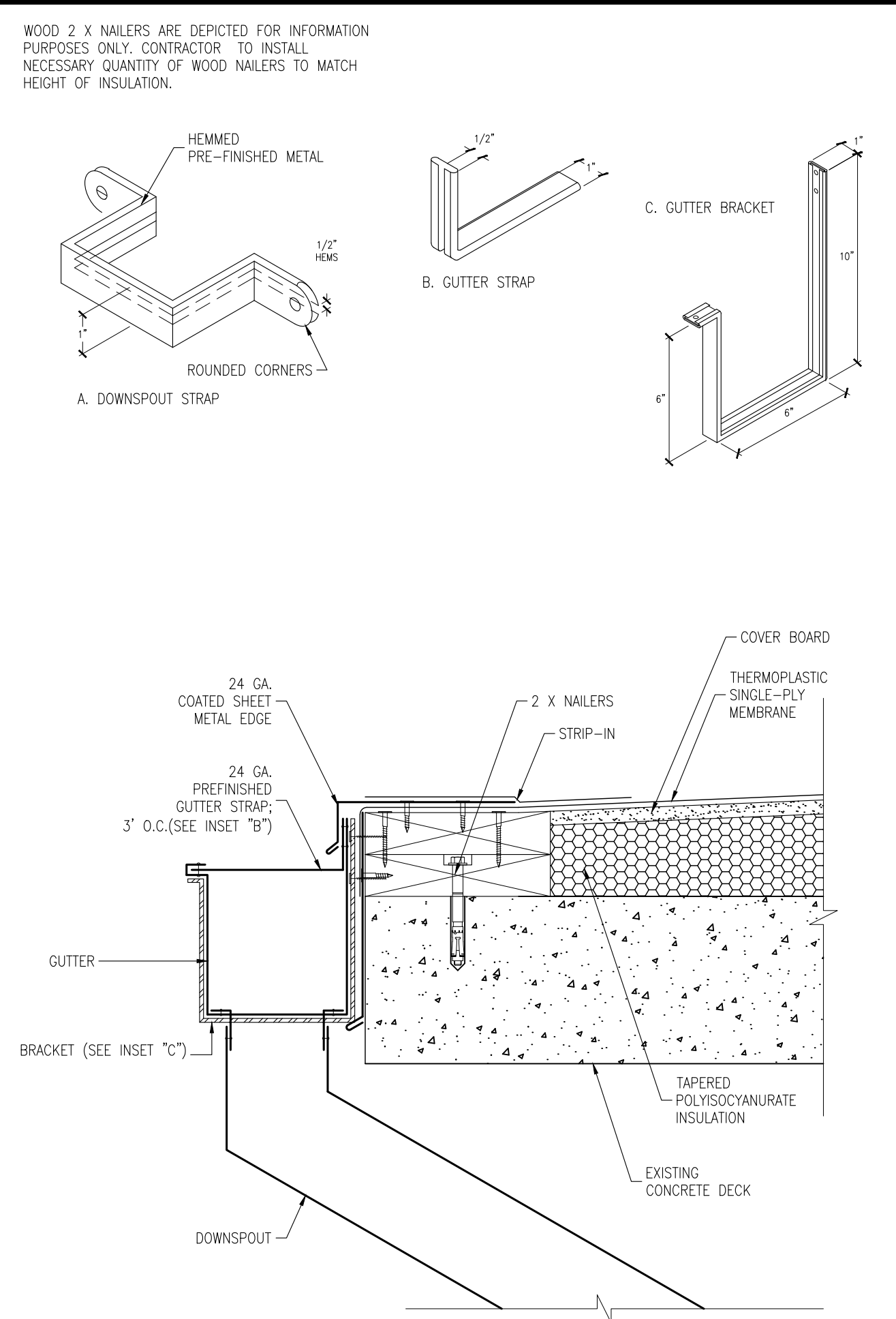
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**ROOF PLAN**

SHEET NUMBER  
**R2.00**

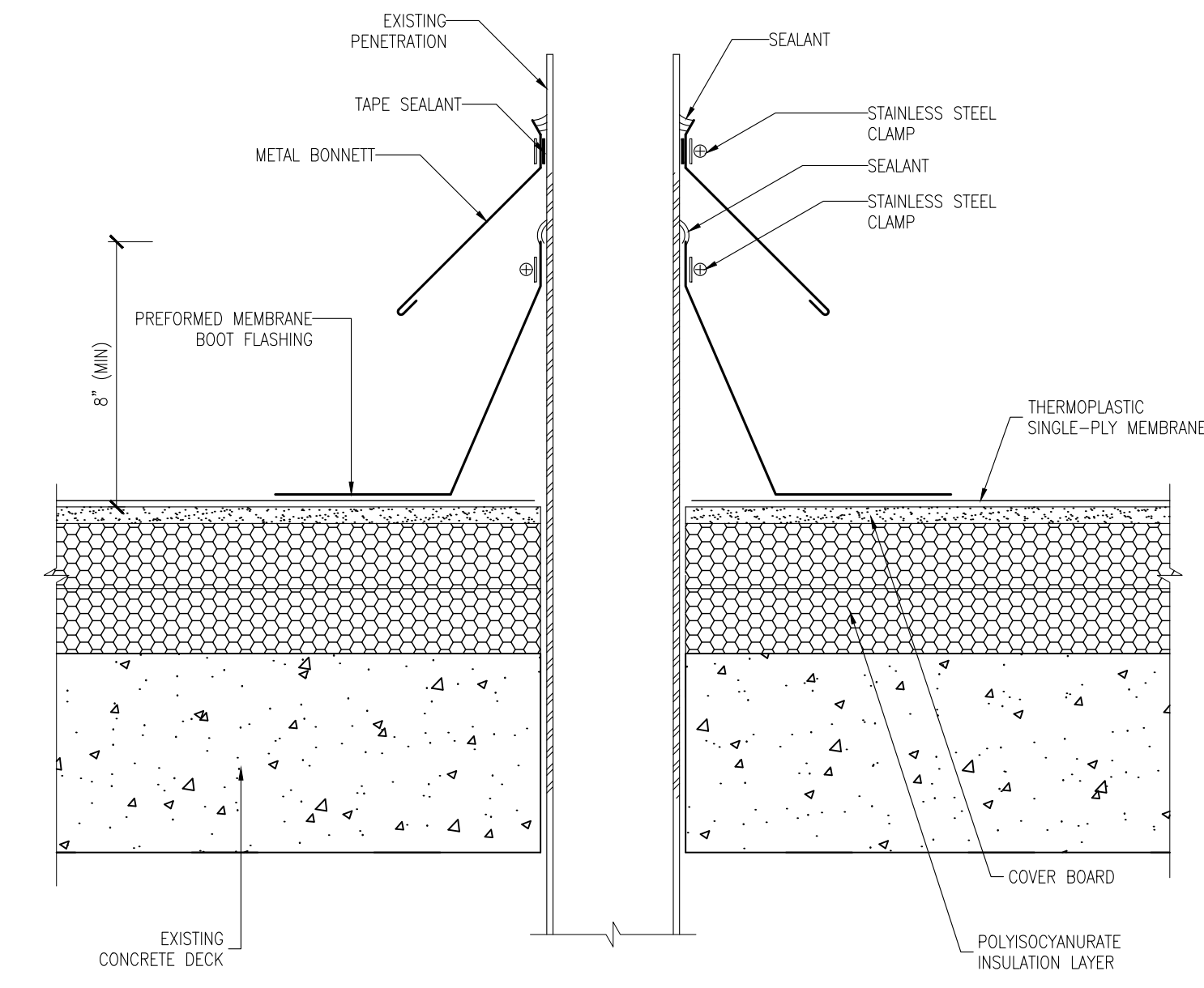
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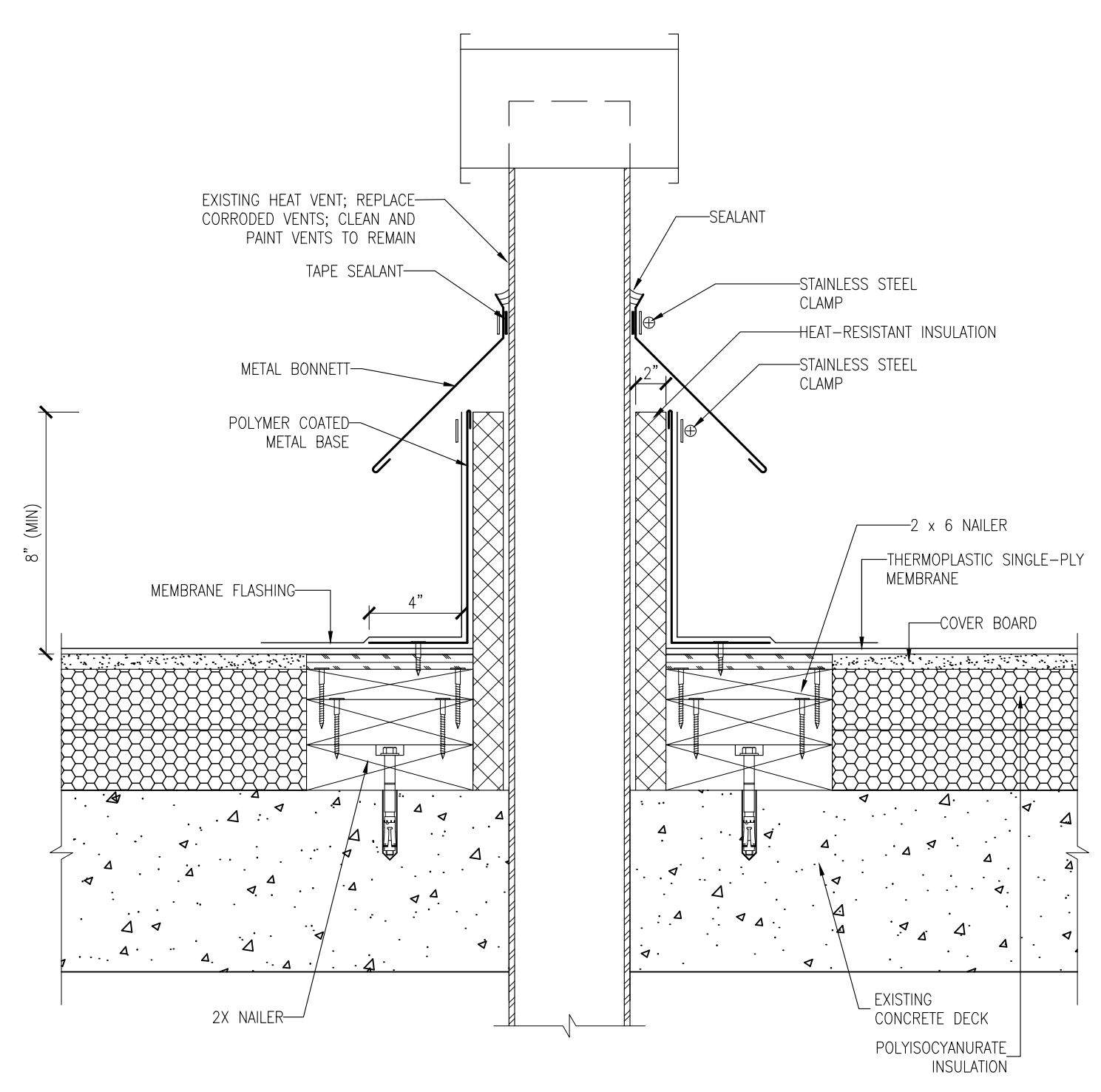
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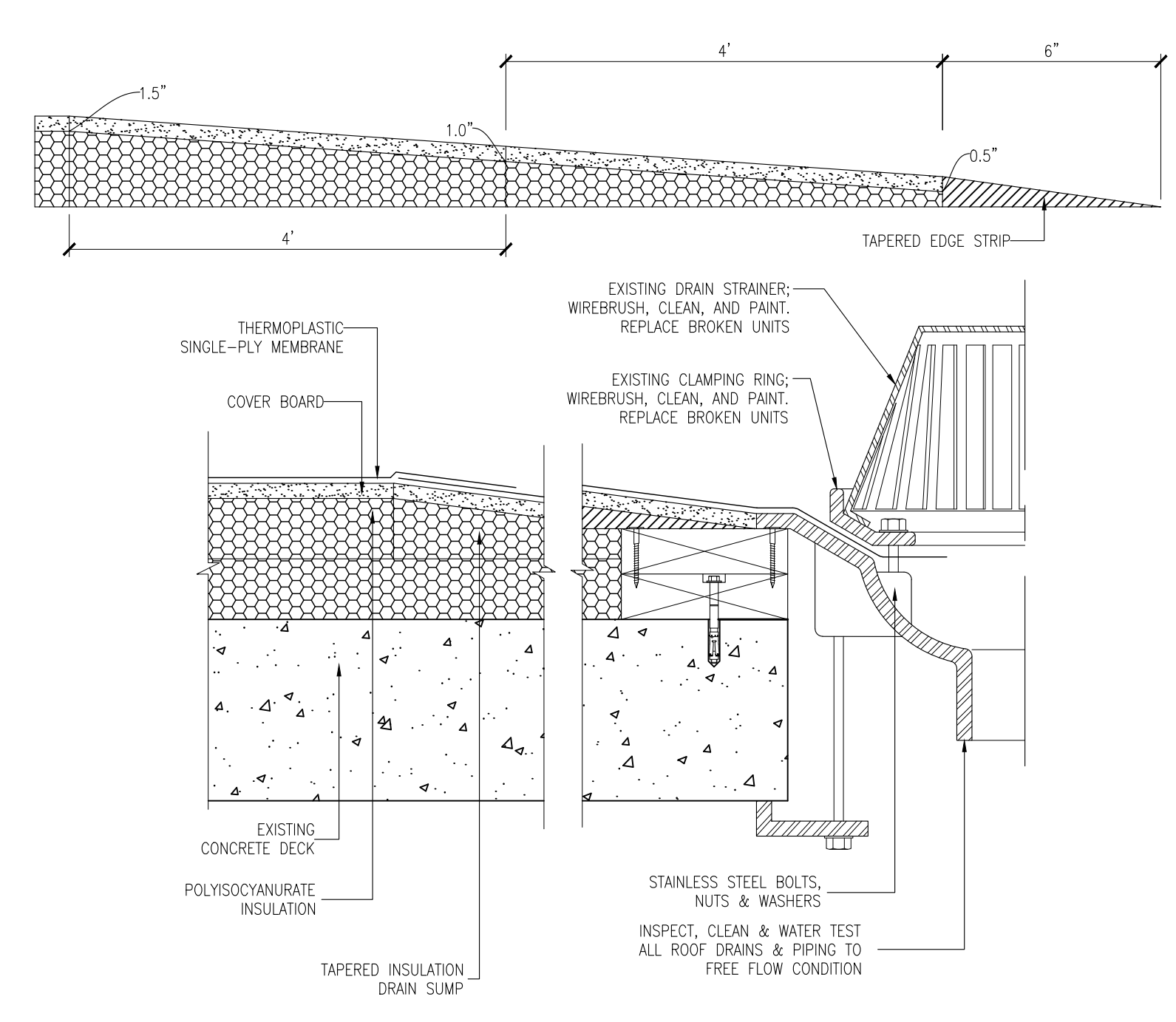
**2 ROOF EDGE W/GUTTER**  
SCALE: NOT TO SCALE



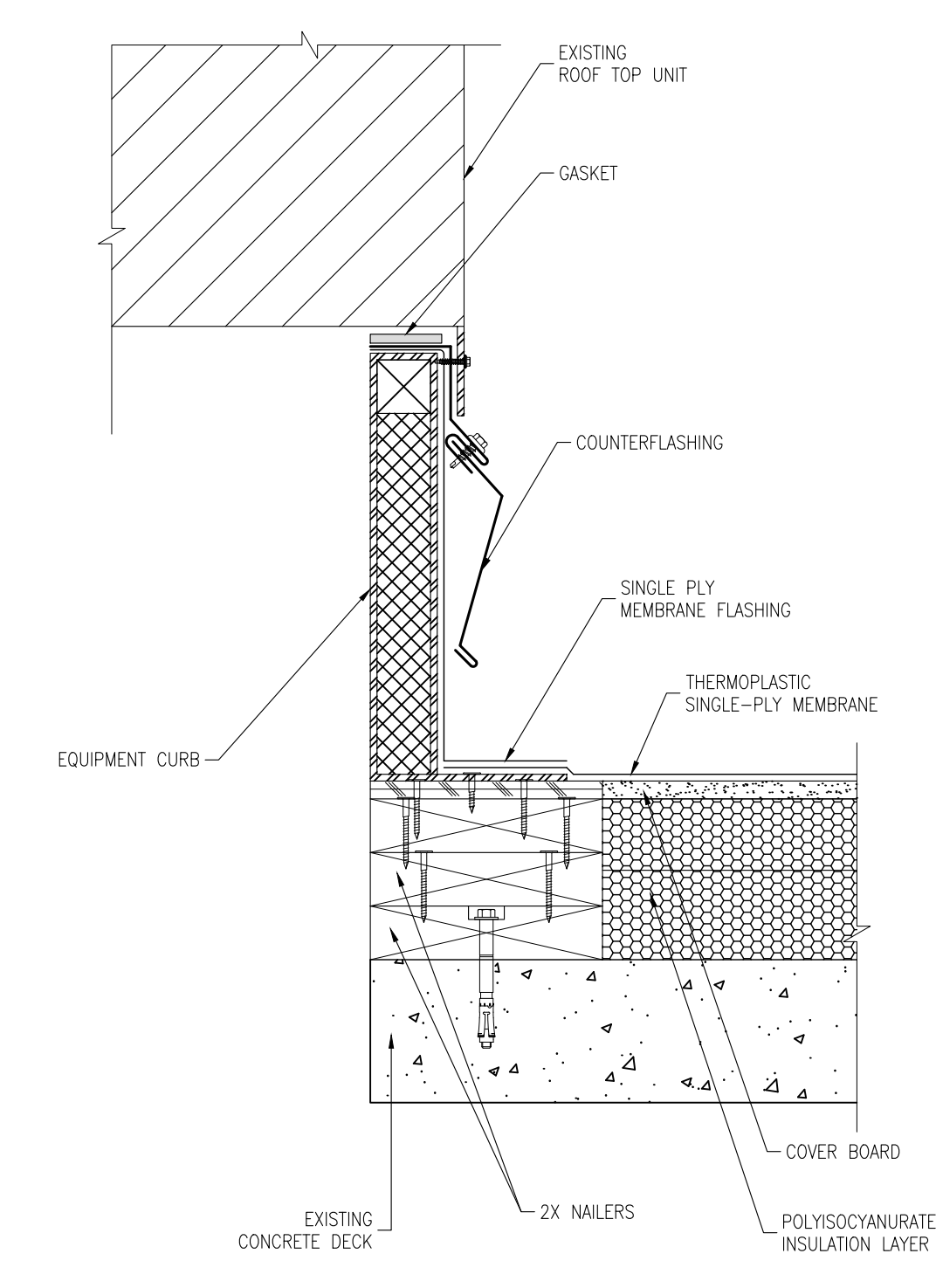
**3 ROOF PENETRATION**  
SCALE: NOT TO SCALE



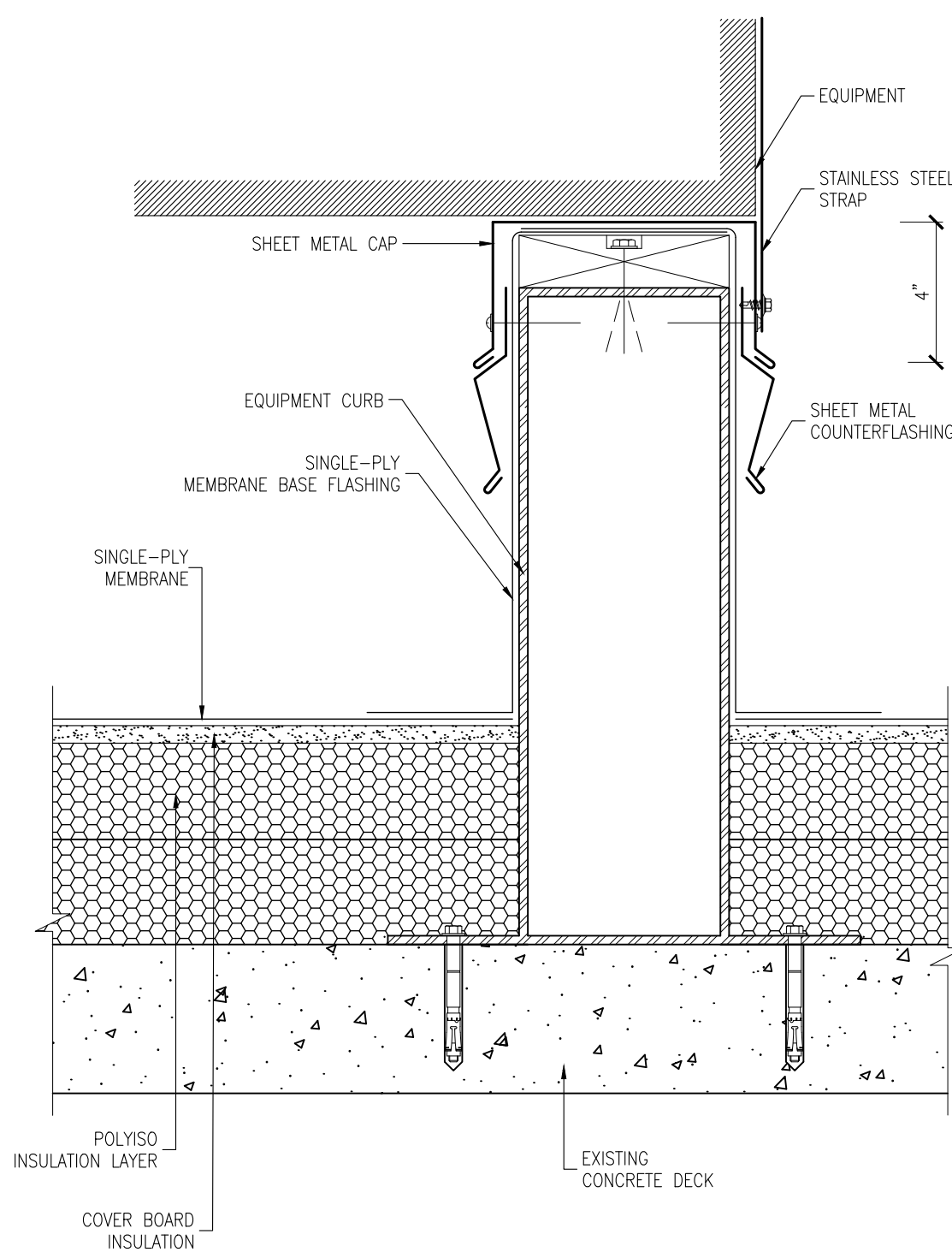
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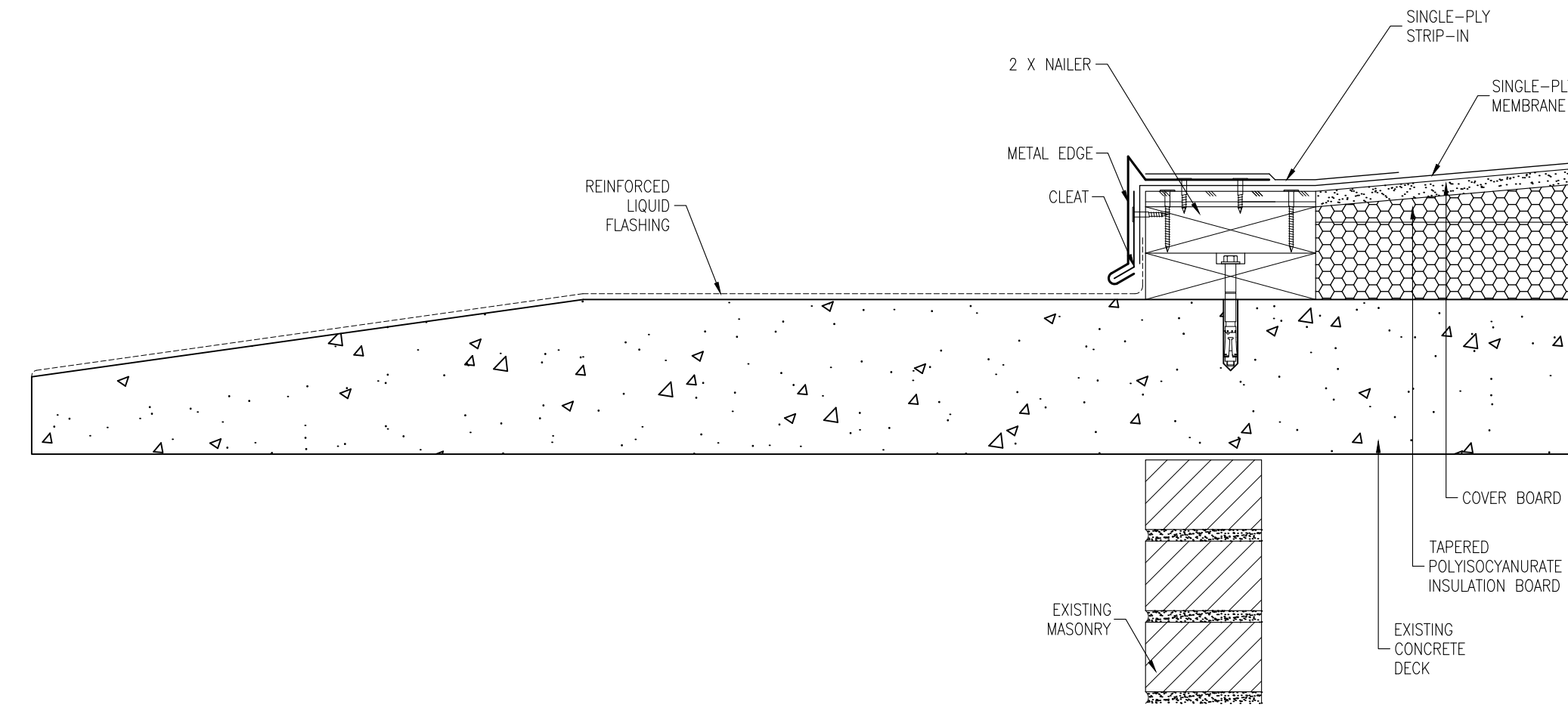
**5 ROOF DRAIN**  
SCALE: NOT TO SCALE



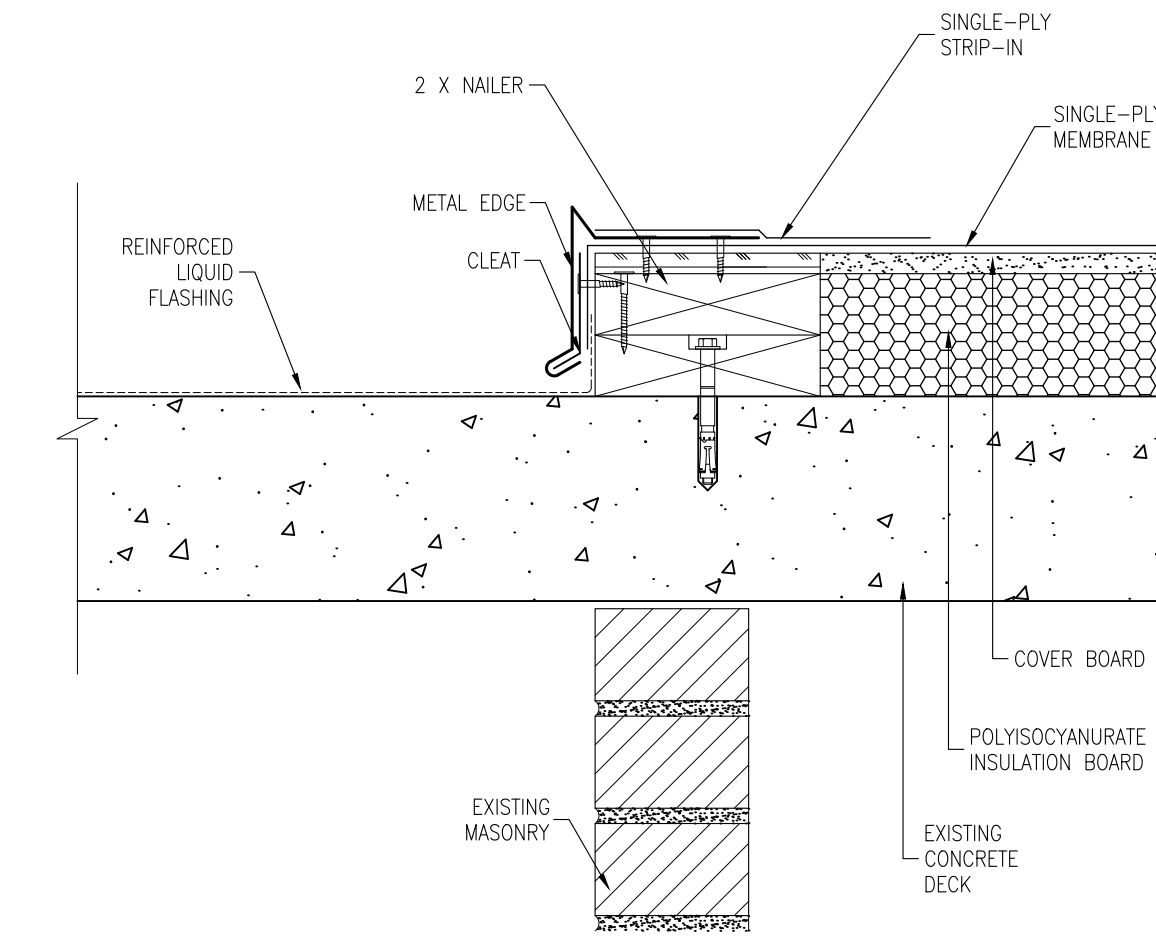
**6 EQUIPMENT CURB**  
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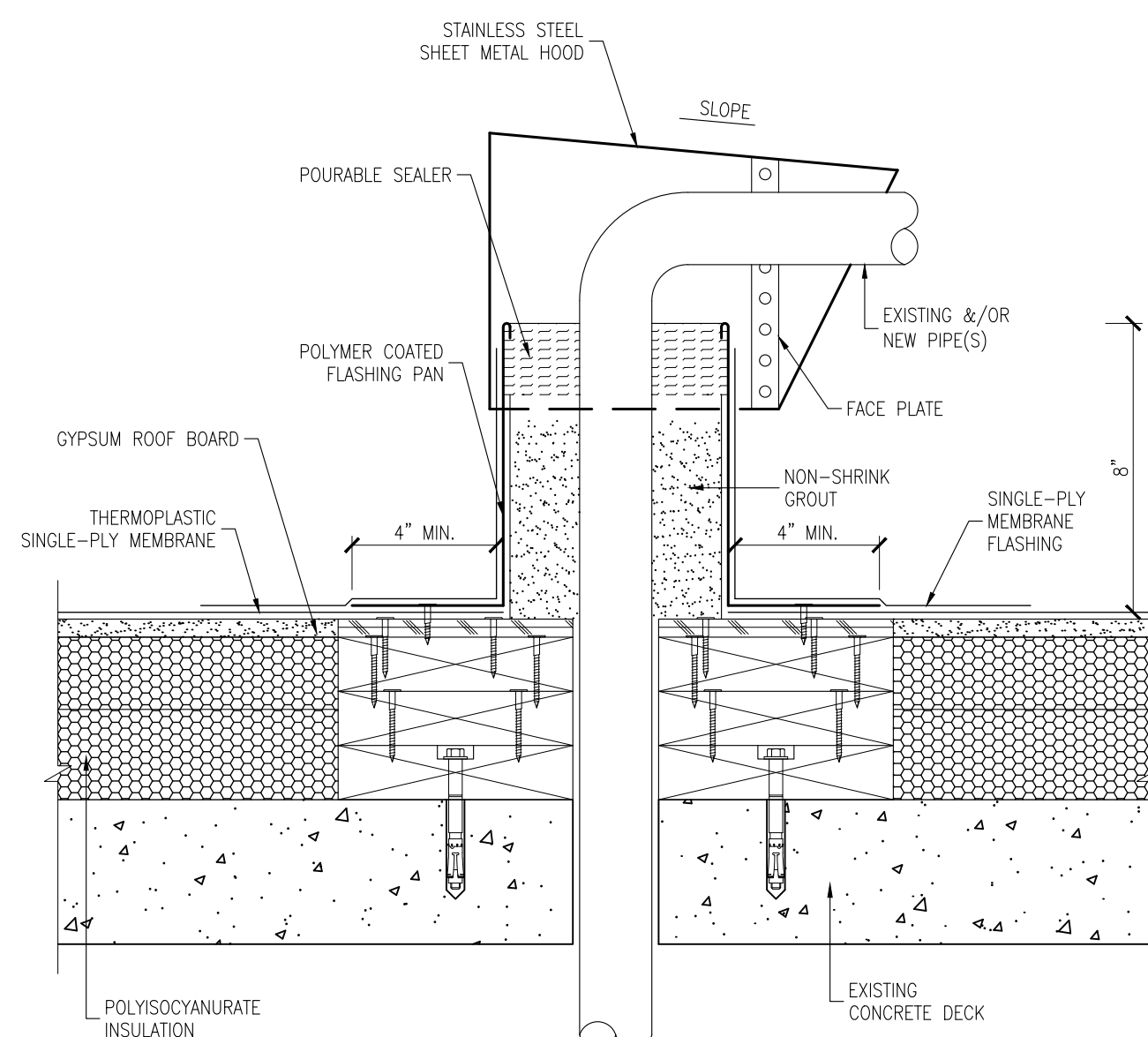
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SCALE: NOT TO SCALE



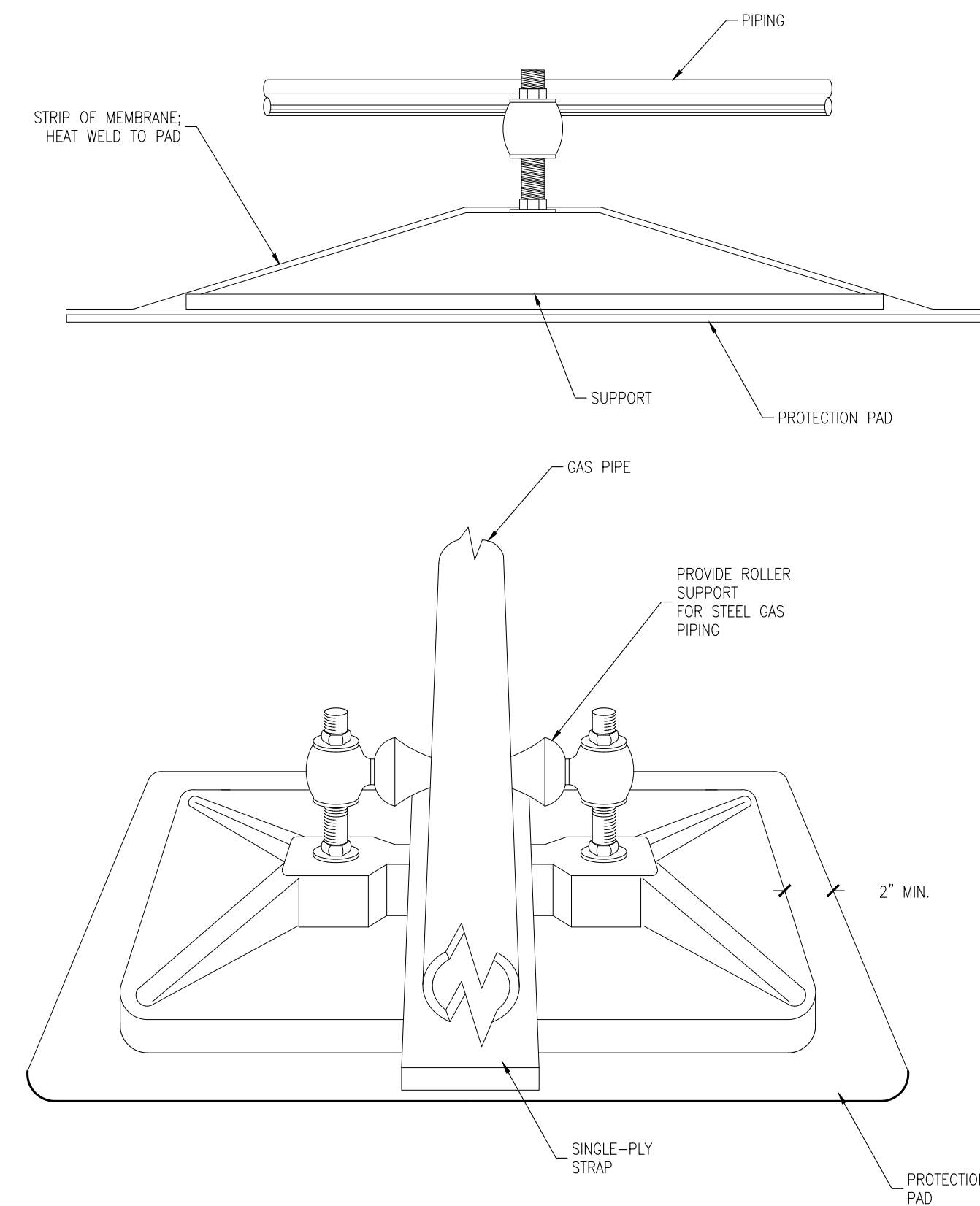
9 ROOF EDGE W/SCUPPER  
SCALE: NOT TO SCALE



10 ROOF EDGE AT CANOPY  
SCALE: NOT TO SCALE



11 PIPE BOX  
SCALE: NOT TO SCALE



12 PIPE SUPPORT  
SCALE: NOT TO SCALE



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SMITH BUILDING RENOVATION  
SPINDLETOP CENTER

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DESIGN DEVELOPMENT	<input type="checkbox"/>
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BIDS & CONSTRUCTION	<input checked="" type="checkbox"/>
DATE:	05/27/22
REVISION:	
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REVISION:	
DATE:	

DRAWINGS SHEET TITLE	DETAILS
SHEET NUMBER	R5.02
PROJECT NUMBER	21032